

Situs : 19 CHARLINE DR		Parcel ID: 157-229		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BROWN MAURICE MARKEYSHA BROWN 19 CHARLINE DR BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg LC/127474 District Zoning R1C Class Residential						
Property Notes									
									
157-229 03/18/2020									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF 10,000			95,000		95,000	95,000	0	91,000
					Land	197,400	217,600	0	217,600
					Building	292,400	312,600	0	308,600
					Total				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									

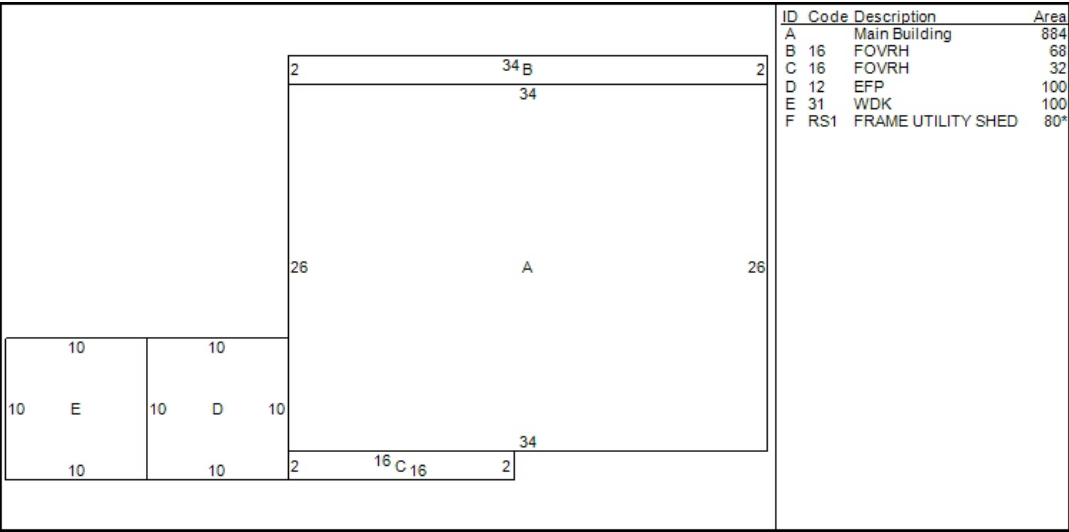
Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
08/26/20	CM	Field Review	Other	02/06/19	BP-19-190	6,244	SOLARPANLS	
				02/06/19	BP-19-189	2,500	EXTERIOR	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/17/18	315,000	Land + Bldg	Valid Sale	LC/127474	Quit Claim	BROWN MAURICE
06/09/14	198,500	Land + Bldg	Valid Sale	LC/120495		MARSH STEVEN M

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Dwelling Information			
Style	F To B Splt	Year Built	1964
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	82
Plumbing	9,062	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	252,460	Additions	10,250
Ground Floor Area	884		
Total Living Area	1,384	Dwelling Value	217,270

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 8		80	1	1990	C	A	290

Condominium / Mobile Home Information	
Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			4,180	
2		16			2,300	
3		12			2,540	
4		31			1,230	